



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 62/22

Property Name: Ballard-Howe House

Address: 22 W Highland Drive

Features and Characteristics for which a Certificate of Approval is required:

The site and the exterior of the building.

Designated under Standards:

C, D, E and F.

Summary of proposed changes: Retroactive removal of four trees on the east side of the property. Proposed planting of four new trees in the same location; different species, as submitted.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the retroactive tree removal and proposed replanting at the Ballard-Howe House, 22 W Highland Drive, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 108226.*

- a.* The site will be impacted by the loss of the trees, but the applicant has demonstrated the need for removal due to the poor health of the trees and potential safety issues.
 - b.* A new stand of replacement trees in the same location is compatible with the historic configuration of the site.
- 2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a.* There is no reasonable alternative to removing the trees.
- 4. The factors of SMC 25.12 .750 C, D and E are not applicable.